



123 Georgia Avenue, West Didsbury

Manchester

£240,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



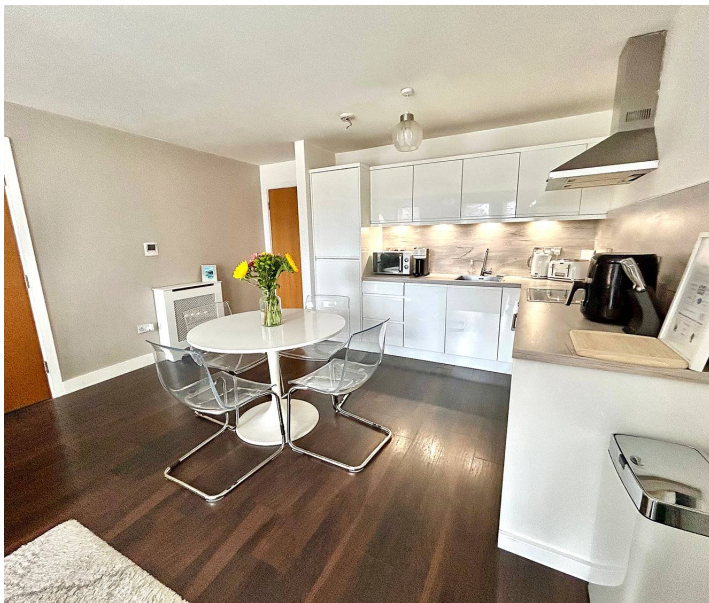
123 Georgia Avenue

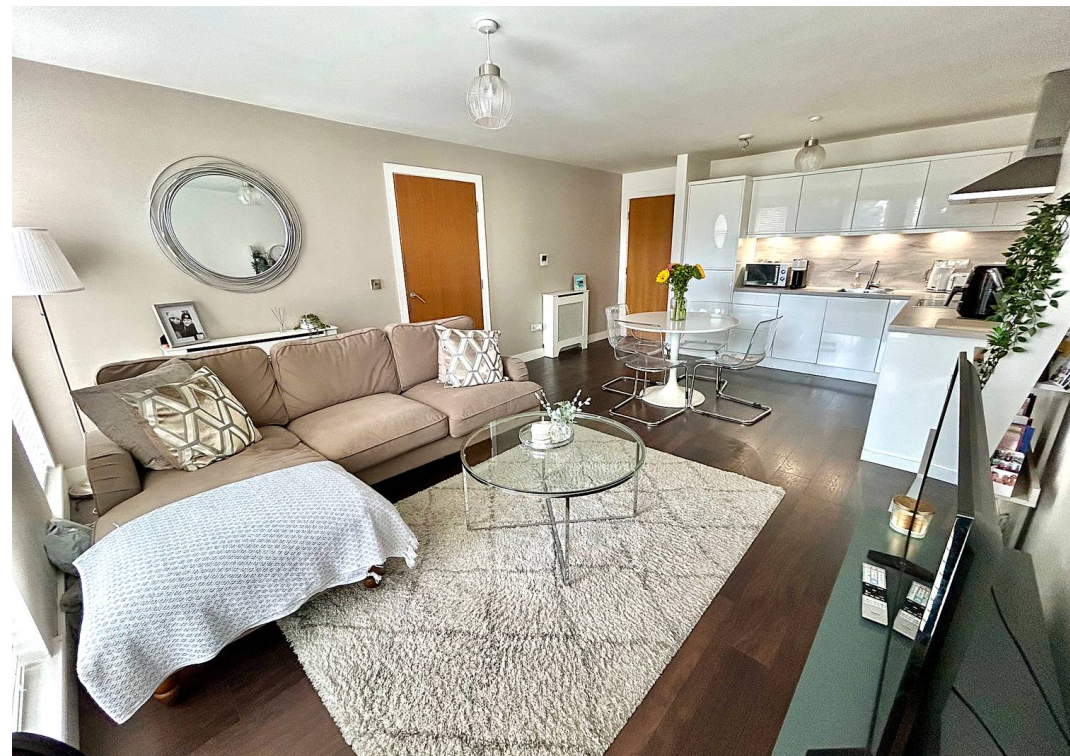
West Didsbury, Manchester

Council Tax band: D

Tenure: Leasehold

- An Immaculately Presented First Floor Apartment
- Stunning and Modern, Open Plan Living/Dining Kitchen
- Two Excellent Sized Double Bedrooms and a Three Piece Contemporary Bathroom
- Allocated Parking to the Rear of the Property
- Located in a Highly Desirable Area and Only Moments from the Ever Popular Burton Road
- Ideal for Investors and First Time Buyers





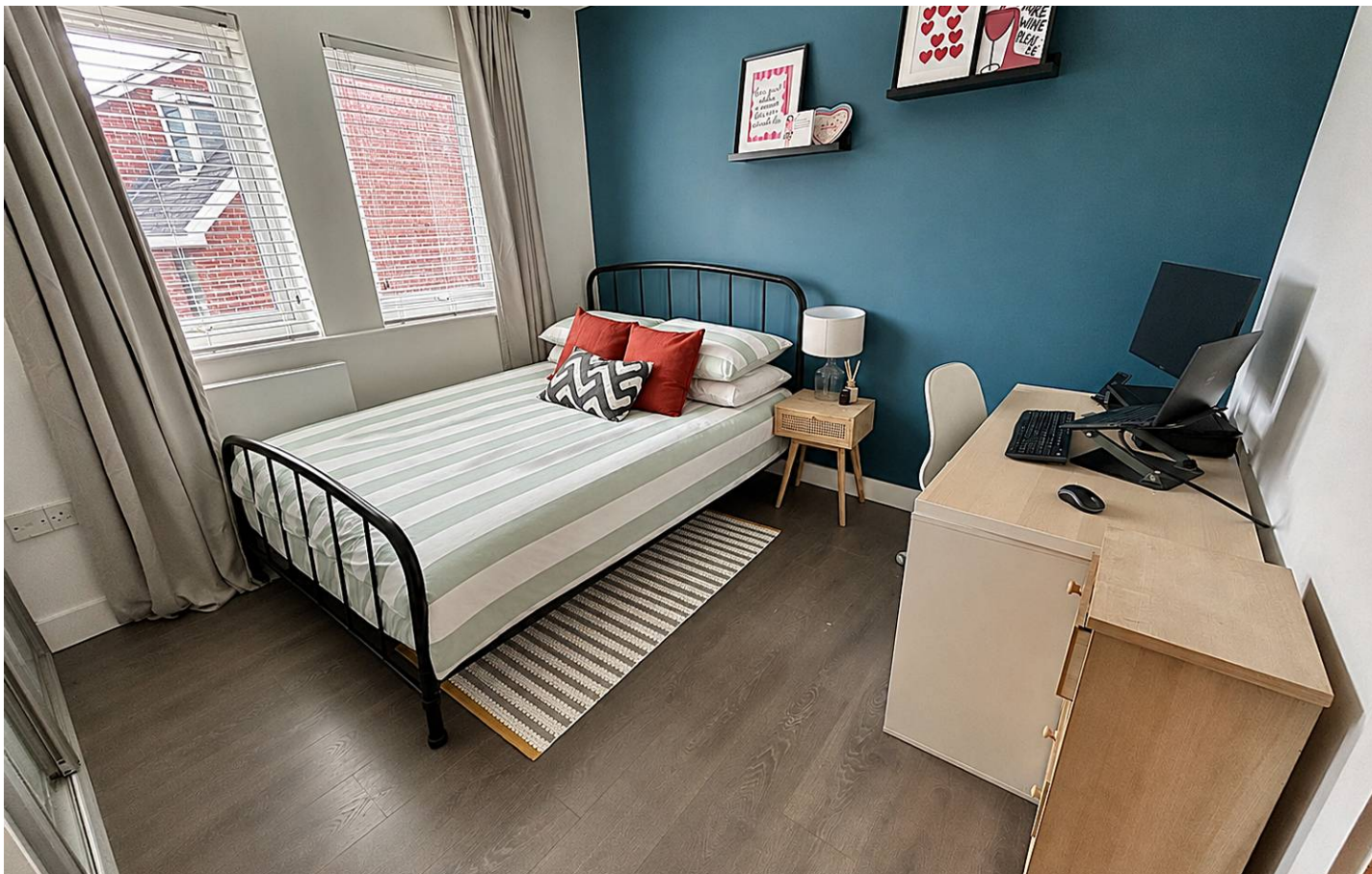
This immaculately presented two bedroom first floor apartment offers a perfect blend of modern style and comfortable living in a highly desirable location.

The property features a stunning open plan living, dining, and kitchen area, designed to maximise both space and natural light. The contemporary kitchen is fitted with high quality units and integrated appliances. Both bedrooms are excellent sized doubles, offering ample space for furnishings/ storage and benefiting from built in wardrobes, while the sleek three piece bathroom is finished to a contemporary standard with modern fixtures and fittings.

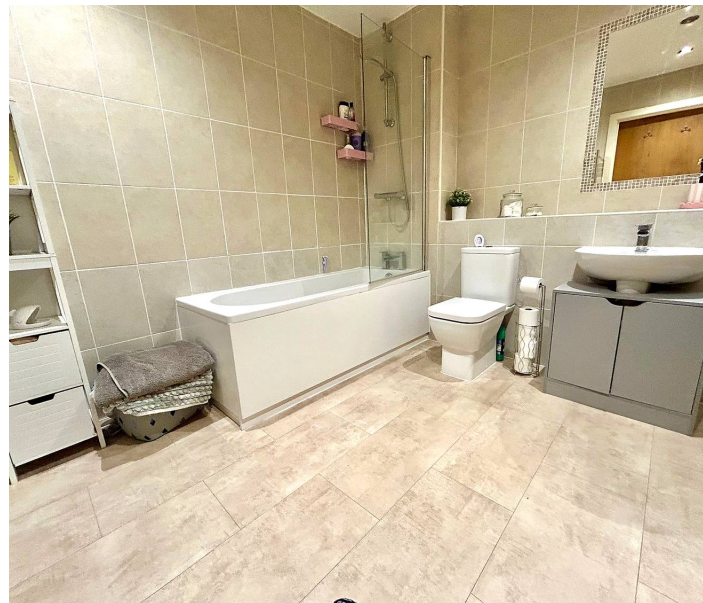
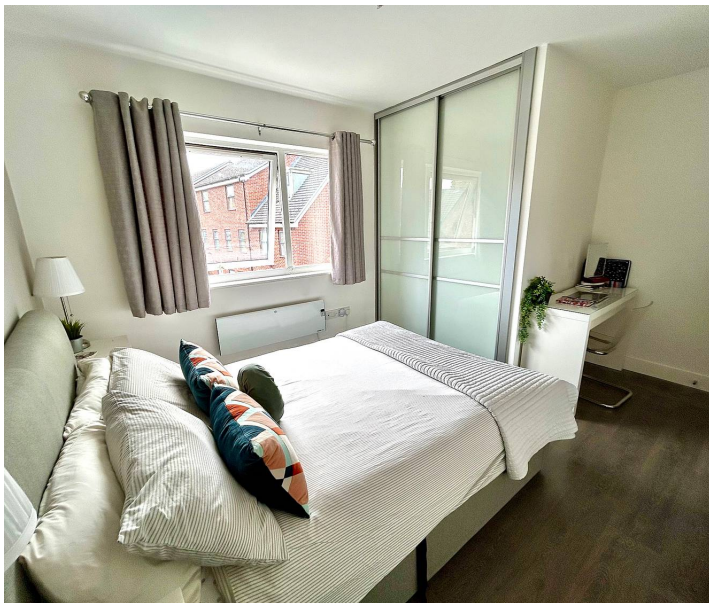
This apartment benefits from a thoughtfully designed layout that will appeal to a wide range of buyers, whether you are a first time purchaser seeking your ideal home or an investor looking for a property in a sought after location. Situated only moments from the ever popular Burton Road, residents can enjoy easy access to an array of independent shops, cafes, and restaurants, as well as excellent transport links to the city centre and beyond.

Outside, the property offers the convenience of allocated parking to the rear and well maintained communal areas.

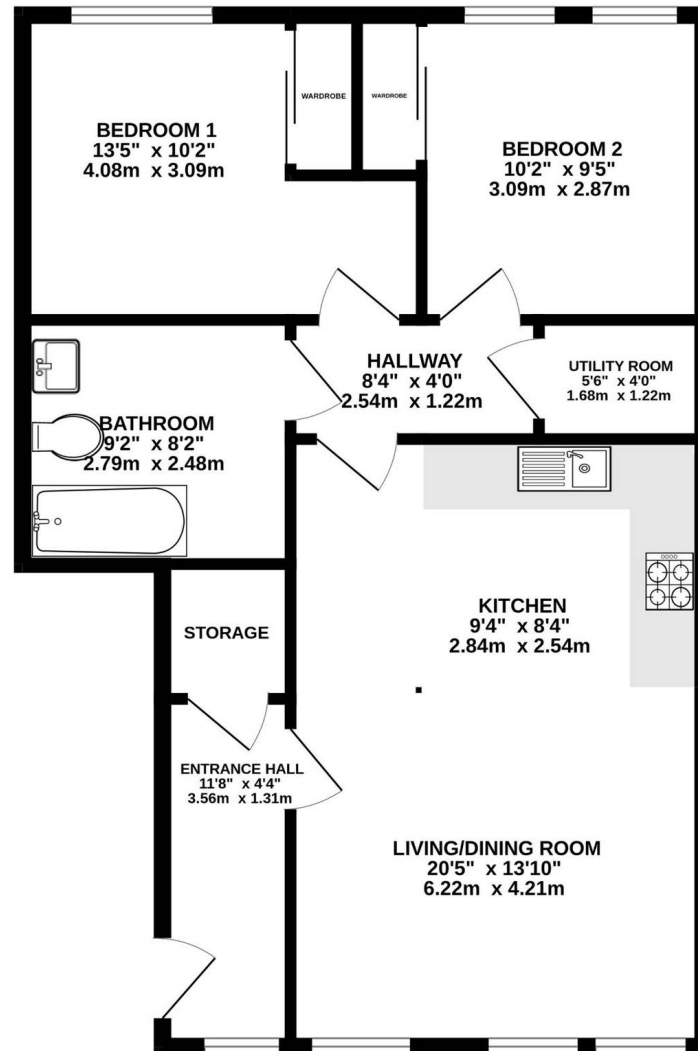
In addition, the apartment benefits from the Right to Manage, providing leaseholders with greater control and influence over the management of the building, including the appointment of managing agents and oversight of service charge expenditure.



There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



FIRST FLOOR
715 sq.ft. (66.4 sq.m.) approx.





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